098.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,500 / 789,500
					USE VALUE:	789,500 / 789,500
					ASSESSED:	789,500 / 789,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST GEORGE DAVID/TRUSTEE
Owner 2:	THE DAVID ST GEORGE TRUST
Owner 3:	
Street 1:	45 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ST GEORGE DAVID -
Owner 2:	-
Street 1:	45 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7745.000	332,900		456,600	789,500
Total Card	0.178	332,900		456,600	789,500
Total Parcel	0.178	332,900		456,600	789,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.99 /Parcel: 481.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63754

GIS Ref

GIS Ref

Insp Date 10/08/18

!7951!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,900	0	7,745.	456,600	789,500		Year end	12/23/2021
2021	101	FV	321,800	0	7,745.	456,600	778,400		Year End Roll	12/10/2020
2020	101	FV	321,900	0	7,745.	456,600	778,500	778,500	Year End Roll	12/18/2019
2019	101	FV	255,900	0	7,745.	456,600	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	255,900	0	7,745.	391,400	647,300	647,300	Year End Roll	12/20/2017
2017	101	FV	255,900	0	7,745.	365,300	621,200	621,200	Year End Roll	1/3/2017
2016	101	FV	255,900	0	7,745.	313,100	569,000	569,000	Year End	1/4/2016
2015	101	FV	241,800	0	7,745.	280,500	522,300	522,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:28:09

LAST REV

Date	Time
10/16/18	11:46:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ST GEORGE DAVID	50744-67		2/20/2008	Family	1	No	No		
CRONIN DONALD P	42812-389		5/17/2004		565,000	No	No		
	9839-323		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	63754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2012	1431	Manual	26,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
4/26/2013	Info Fm Prmt	EMK	Ellen K
4/24/2009	Meas/Inspect	163	PATRIOT
9/12/2004	MLS	MM	Mary M
4/7/2000	Inspected	276	PATRIOT
10/19/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7745		Sq. Ft.	Site		0	70.	0.84	4									456,648						456,600	

Total AC/HA:	0.17780	Total SF/SM:	7745	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,648	Spl Credit		Total:	456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29102564
Const Adj.:	0.99495000
Adj $ / SQ:	141.296
Other Features:	91325
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408935
Depreciation:	76062
Depreciated Total:	332873

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

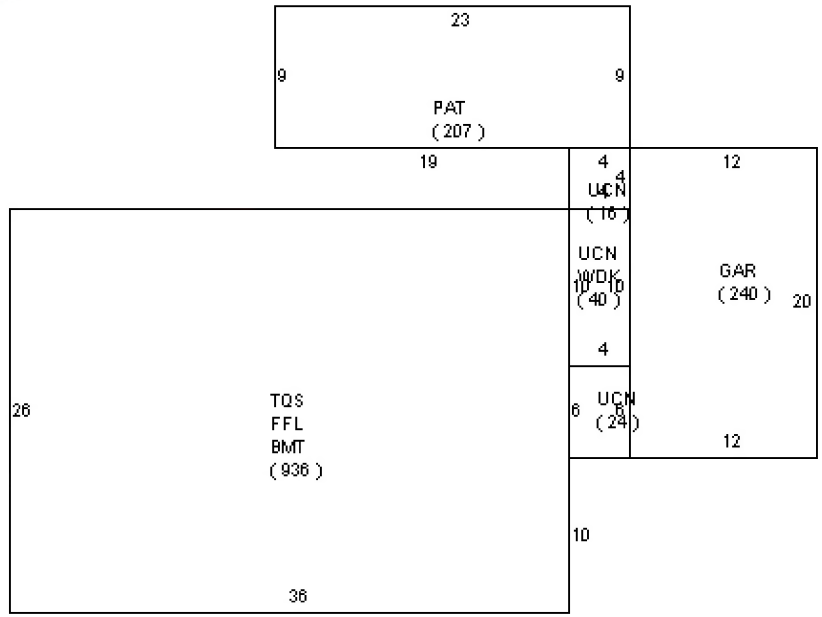
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.43
Special Features:	0	Val/Su Net:	105.99
Final Total:	332900	Val/Su SzAd	203.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	42.390	39,676
FFL	First Floor	936	141.300	132,253
TQS	3/4 Story	702	141.300	99,190
GAR	Garage	240	25.290	6,069
PAT	Patio	207	4.040	837
UCN	Canopy	80	22.160	1,773
WDK	Deck	40	15.920	637
	Net Sketched Area:	3,141	Total:	280,435
Size Ad	1638	Gross Area	3375	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

098.0-0003-0007.0

IMAGE

AssessPro Patriot Properties, Inc